

APPROVED

**SUMMARIZED MINUTES
SCOTTSDALE CITY COUNCIL
MONDAY, JUNE 21, 2004**



**CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

CALL TO ORDER

Mayor Manross called to order a Special Meeting of the Scottsdale City Council on Monday, June 21, 2004 in the Kiva, City Hall, at 5:05 P.M.

ROLL CALL

Present: Mayor Mary Manross
Vice Mayor Robert Littlefield
Council Members Wayne Ecton,
W.J. "Jim" Lane and Kevin Osterman

Absent: Council Members Betty Drake and Ron McCullagh

Also Present: City Manager Jan Dolan
City Attorney Joseph Bertoldo
City Clerk Carolyn Jagger

REGULAR AGENDA – ITEM 1

1. Discuss and obtain public comment on the proposed ASU-Scottsdale Technology Center terms for the acquisition and lease of property located at the southeast corner of Scottsdale and McDowell roads, formally known as Los Arcos. No official Council action will be taken.

Following a staff presentation, Council discussion included the following:

- A determination that the city did not contact Price Legacy regarding negotiations on the purchase of the property since the Ellman Companies have first right of refusal.
- Council requested that staff prepare a Performa.
- The project is unique; therefore, an exact business model is not available.
- Clarification on the direct economic benefits to the city including spin-off spending from the jobs that would be generated from the project versus losses of property taxes.

NOTE IN ACCORDANCE WITH PROVISIONS OF THE ARIZONA REVISED STATUTES THE SUMMARIZED MINUTES OF CITY COUNCIL MEETINGS ARE NOT VERBATIM TRANSCRIPTS. ONLY THE ACTIONS TAKEN AND DISCUSSION APPEARING WITH QUOTATION MARKS ARE VERBATIM. DIGITAL RECORDINGS OF CITY COUNCIL MEETINGS ARE ON FILE IN THE CITY CLERK'S OFFICE.

- The city expects to begin clean-up efforts on the property upon taking possession, which includes removal of the fence. The city's intent would be to remove the automobiles from the site as soon as possible, while not creating a hardship for the automobile dealership.
- The use of the emergency clause is a necessity due to the terms of the agreement between the ASU Foundation and the Ellman Companies. The deadline is tied to the fact that ASU's earnest money is forfeited after July 9th.
- The type of technology envisioned on the site is limitless. Since technology is advancing so rapidly, it is impossible to foresee the "face of technology" at build out.
- Up to 130,000 sq. ft. of retail is proposed.
- Surface parking would be available as the project is in its early stages; however, once built out, all parking could be underground depending on the site plan.
- A suggestion that the city create a task force comprised of people living in the area to gather input on the site plan.

Public testimony opened.

Bruce Johnson, 3421 N Hayden Rd, 85251, was in favor of the city retaining title of the property in the current proposal.

Tom Irvine, ASU Foundation, 1419 N 3rd St, #100, Phoenix, 85004, stressed that condemnation is no longer an option for the property and urged Council's support of the proposed plan.

John Neibling, 15050 N Thompson Pk Pkwy, #2021, 85260, noted that the administration at Scottsdale Community College is excited about the proposal due to the potential employment and educational opportunities.

Mike Merrill, 8213 E Vernon Av, 85257, expressed his desire to see more retail on the site, and stated his belief that the investment is deserved by the southern part of the city.

Michael Kelly, 8973 N. 84th Way, encouraged Council to ensure that the project is aligned with the city's General Plan.

Rick Kidder, Chamber of Commerce, 7343 Scottsdale Mall, 85251, stated support for the proposal. He stated his belief that the project would create a catalyst for revitalization in the area.

Patty Badenoch, 5027 N 71st Pl, 85250, expressed concern regarding the timeline for the proposed project and the fact that the information released is too vague. She also was opposed to the use of the emergency clause.

Max Poll, Scottsdale Healthcare, 3621 N Wells Fargo, 85251, spoke in support of building a relationship between the city and ASU.

Sharon Morgan, 7304 E McKinley St, 85257, expressed a desire to see ASU partner with the city to bring more retail on the site.

Eric Jacobs, 8424 E Roosevelt St, 85257, felt the proposed project would benefit the city and attract intelligent people to the community.

Darlene Petersen, 7327 E Wilshire Dr, 85257, stated opposition to the use of the emergency clause and wished to see more retail on the site.

Lyle Wurtz, 6510 E Palm Ln, 85257, spoke against the executive sessions that were held concerning the proposal and the use of the emergency clause. He expressed concern regarding the cost to the taxpayers.

Rita Hawranek, 5605 N 78th Way, 85250, stated her belief that the project would bring long-term revitalization to the area.

Virginia Korte, Chamber of Commerce, 7343 E Scottsdale Mall, 85251, read a letter from automobile dealers in Scottsdale supporting the proposal.

Steven Steinberg, 33625 N 78th St, 85262, expressed his belief that the city must embrace science and technology.

Robbie Hendrickson, 98920 E Thompson Peak Parkway, #659, 85255, felt the proposed center for technology is an excellent investment and would promote revitalization.

Molly Holzer, 12055 N 108th Pl, 85259, expressed her belief that the proposed site is ideal for the project.

Mark Thompson, 1429 E Watson Dr, Tempe, 85283, spoke as a member of the Arizona House of Representatives in support of the proposal.

Rev. Tom Jelinek, Los Arcos United Methodist Church, 7425 E Culver St, 85257, expressed his belief that the proposed project shows great promise.

Jim Wellington, 8302 E Cambridge, 85257, stated his desire to see a project on the site that would generate more revenue than the current proposal; however, he didn't think it would happen due to the limitations on the site. In light of this belief, he stated his support of the current proposal.

Public testimony closed, and it was noted that fourteen additional comment cards were received with thirteen in favor of the proposal and one opposed.

Council Discussion:

- Citizens were encouraged to attend the open house at the Community Design Studio on Thursday, June 24, 2004.
- Agreed that the city must do everything possible to include as much retail on the site as possible.
- Confirmed that the emergency clause is not subject to debate. The proposed project is not even a possibility if the emergency clause is not invoked, since it is a term of the agreement between the ASU Foundation and the Ellman Companies.

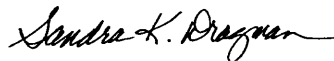
CITY MANAGER'S REPORT - None

MAYOR AND COUNCIL ITEMS - None

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:16 P.M.

SUBMITTED BY:



Sandy Dragman
Recording Secretary

REVIEWED BY:



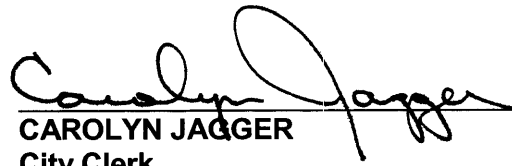
Carolyn Jagger
City Clerk

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Special Meeting of the City Council of Scottsdale, Arizona held on the 21st day of June 2004.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 28th day of June 2004.



CAROLYN JAGGER
City Clerk